





City of Loma Linda Official Report

Floyd Petersen, Mayor
Karen Hansberger, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: October 28, 2003

TO: City Council

VIA: Dennis R. Halloway, City Manager 

FROM: Deborah Woldruff, AICP, Community Development Director 

SUBJECT: ZONE CHANGE NO. 02-06, TENTATIVE TRACT MAP NO. 16382 AND DEVELOPMENT AGREEMENT – A REQUEST TO CHANGE THE ZONING FROM AGRICULTURAL (A-1) AND MULTIPLE FAMILY RESIDENCE (R-3) TO PLANNED COMMUNITY (PC) ZONE; AND, TO SUBDIVIDE THE PROPERTY INTO 50 SINGLE FAMILY RESIDENTIAL LOTS ON A 7.05 ACRE SITE LOCATED ON THE SOUTH SIDE OF NEWPORT AVENUE WEST OF BRYN MAWR AVENUE AND SOUTH OF BARTON ROAD.

RECOMMENDATION

The recommendation is that the City Council taking the following actions:

1. Adopt the Mitigated Negative Declaration (Attachment A);
2. Approve and adopt Zone Change No. 02-03, and introduce the Ordinance on the First Reading and set the Second Reading for November 18, 2003 (Attachment B), based on the Findings; and,
3. Approve Tentative Tract Map No. 16382 (Attachment C) based on the Findings, and subject to the attached Conditions of Approval (Attachment D).

Action on the Development Agreement is deferred to the November 18, 2003 City Council Meeting pending confirmation of property ownership by Steven Walker Homes. A copy of the Development Agreement is contained in Attachment E

BACKGROUND

On September 10, 2003, the project was continued without public hearing to the Planning Commission meeting on October 1, 2003. Staff requested the continuance so that required submittal items and project information could be prepared and submitted by the applicant. All of the required items and information was received in mid September and the project proceeded to the Planning Commission.

On October 1, the Planning Commission approved Zone Change No. 02-03, Development Agreement, and Tentative Tract Map No. 16382. A copy of the Planning Commission Staff Report from October 1, 2003, is included as Attachment F. The Planning Commission had several concerns about the project that were discussed at that meeting. Modifications to the project were made by the Planning Commission and agreed to by the applicant. Additional Conditions of Approval were incorporated to address the concerns to the Planning Commission.

The project does not include the Precise Plan of Design Application for the design of the future housing. The Planning Commission expressed that the future housing product should incorporate livable/walkable community concepts, which are represented by the following:

- Quiet, safe streets,
- Parks located at the center of the neighborhood they serve,
- Provision of neighborhood pathways,
- Garages oriented so that they do not face the street,
- Clustering of residential buildings around open space and/or recreational amenities in small lot subdivisions.

The site currently exists as an orange grove and is zoned Multiple Family (R-3) on the western half of the property and Agricultural (A-1) on the eastern half of the parcel. The Postal Annex is to the west and the Bryn Mawr Post office is to the east.

ANALYSIS

Summary of Request: A zone change is requested to the existing zoning from A-1 and R-3 to Planned Community (PC). A tentative tract map is proposed to subdivide the 7.05-acre site into 50 numbered lots and two lettered lots (common open space area) for purposes of developing the site with 50 single-family residences as part of a gated, private community, which the applicant has named "The Orchard at Loma Linda." A Development Agreement between the City and the applicant is included as part of the project to assist in the production of future affordable housing units throughout the City.

The proposed project will be consistent with the permitted uses and requirements of the General Plan Medium Density Land Use designation and the PC zone. The applicant has provided a Planned Community document that provides the goals, objectives, policies and development standards for the project (Attachment B, Exhibit A-1 and Exhibit A-2). A conceptual landscape plan and conceptual floor plans and elevations are included in the Planned Community document.

Evaluation: (Site Design and Official Zoning Map and Text Amendments)

Site Design - The applicant has incorporated neo-traditional and livable/walkable community concepts into the site design, which includes smaller residential lots with garage access off of a 20-foot wide alley.

The project design also includes the following elements:

- Minimum 28-foot interior streets with interior pathways and sidewalks
- 32,172 square feet of common area open space area dedicated for future recreational amenities such as a pool and spa
- Open space area is located at the center of the community
- Future homes will all be two stories, with porches in the front and two car garages at the rear

The proposed 50-lot single-family residential subdivision has a gross density of seven dwelling units per acre. The proposed lot sizes range from approximately 2,880 to 5,965 square feet. The average lot size is 3,475 square feet. The tract has access off of Newport Avenue just east of Barton Road and the on-site circulation has been designed around a loop road. A trail system has been incorporated into the site, which connects the front of the houses to the centrally located open space. The Public Safety Department has reviewed the proposed tract map and approves of the 28-foot wide streets and 20-foot wide alleys. The proposed width is adequate to allow for on street parking (one side of the street, only) in addition to allowing access to emergency vehicles and apparatus.

The front of the project along Newport Avenue will be distinguished with two rows of oranges trees incorporated into the landscape design. This is also being done as mitigation for noise impacts in order to meet compliance with the City noise level requirements of 65 decibels (dba) exterior, and 45 decibels (dba) interior. A Homeowner's Association (HOA) will be required to enforce Covenants, Conditions and Restrictions (CCR's) and for maintenance of common area landscaping (and other maintenance issues). South of the orange trees will be a six-foot high wrought iron fence placed at the front property line of the lots, which face onto Newport Avenue.

As noted, the Planning Commission had concerns about certain design features within the proposed tract, which have been incorporated into the Conditions of Approval. A summary of the Planning Commission's discussion of the project is available in the Draft Minutes of October 1, 2003 (Attachment G).

Official Zoning Map and Text Amendments - The project includes a request to amend the official Zoning Map from Agricultural (A-1) and Multiple Family Residence (R-3) to PC. The proposed land use designation and zoning is not anticipated to result in any land use impacts to the surrounding area. The proposed PC zoning would limit this area to a Medium Density residential use with ancillary amenities such as a community center, community pool and recreational facilities, parks and trails. The PC document (Attachment B, Exhibits A-1 and A-2) would be part of the zoning for the property whether Steven Walker Homes completes the project or it is completed by another builder.

Public Comments: In response to the routing for this project, the City received comments from the following outside agency, as follows:

- Omnitrans (September 9, 2003) The letter confirmed that the project does not interfere with their ability to service the community and seeks notification of any traffic detours

due to construction activities and suggests pedestrian linkages between the development and the current Omnitrans stop.

Comments received from other City departments have been addressed through revisions to the project design and Conditions of Approval. Copies of all public comments are maintained in the file for Tentative Tract Map 16382. Two letters in opposition to the project were submitted as part of the public hearing, one from the neighborhood to the immediate south and one from the east side of the City (see Attachment H).

Conclusion: The proposed Tentative Tract Map 16382 conforms to the City's Subdivision regulations and the PC zoning standards. The proposed subdivision is sensitive to the historical significance of citrus production in the area. The granting of the Zone Change and Tentative Tract Map would not be detrimental to the public welfare or injurious to the properties in the vicinity. Findings to approve the Zone Change and Tentative Tract Map are included in the October 1, 2003 Planning Commission Staff Report.

ENVIRONMENTAL

Environmental Evaluation: On September 24, 2003 a Notice of Intent (NOI) to Adopt a Negative Declaration and Initial Study was prepared and issued for public review. The mandatory California Environmental Quality Act (CEQA) public review began on September 26, 2003 and ends on October 15, 2003. The Initial Study discusses potential impact categories and appropriate mitigation measures. Any potential impacts can be mitigated to a level of insignificance and mitigation measures have been included as conditions of approval. Therefore, the project can be approved with a Mitigated Negative Declaration in accordance with the requirements of CEQA.


The Mitigation Measures listed in the Initial Study will minimize the potential environmental impacts and are the responsibility of the applicant. They have been made part of the Conditions of Approval.

FINANCIAL IMPACT

The amount of revenue that the project will bring to the City from Development Impact fees is currently estimated to be in excess of \$500,000. In addition, the project will be subject to Plan Check fees, Building Permit fees, Grading Permit fees, and Fire Plan Check/Inspection fees.

The project site is located in the Inland Valley Development Agency (IVDA) Redevelopment Project Area and as such, the project is required to provide affordable housing. The applicant and the City of Loma Linda, acting on behalf of the IVDA, will enter into a Development Agreement to assist in the production of future, affordable housing units throughout the City. An in lieu fee in the amount of \$180,000 will be paid to the City as a requirement of the Development Agreement.

Respectfully Submitted,


Raul Colunga,
Assistant Planner

ATTACHMENTS

- A. Mitigated Negative Declaration (NOI/Initial Study)
- B. Zone Change No. 02-06 (Council Bill #O-2003-9)
 - Exhibit A-1 – Zone Change Map
 - Exhibit A-2 – Planned Community Document
- C. Tentative Tract Map No. 16382
- D. Conditions of Approval
- E. Development Agreement
- F. October 1, 2003 Planning Commission Staff Report
- G. October 1, 2003 Planning Commission Draft Minutes
- H. Letters of Public Comments

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